



# WASHOE COUNTY

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CM/ACM KS  
Finance DN  
DA ✓  
Risk Mgmt DE  
HR N/A  
Comptroller MS

## STAFF REPORT

BOARD MEETING DATE: January 12, 2016

**DATE:** December 6, 2015  
**TO:** Board of County Commissioners  
**FROM:** Michael Gump, Washoe County Surveyor, Engineering & Capital Projects, Community Services Department, 325-2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)  
**THROUGH:** Dwayne Smith, P.E., Division Director, Engineering & Capital Projects, Community Services Department, 328-2043, [desmith@washoecounty.us](mailto:desmith@washoecounty.us)  
**SUBJECT:** Approve a Correction Quitclaim Deed to correct the legal description on Quitclaim Deed Document #4430553, recorded on January 29, 2015 (APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way) and all other matters properly related thereto. (Commission District 3.)

### SUMMARY

Quitclaim Deed Document Number 4430553 transferring a 1,200 square foot sliver parcel located at 0 Codel Way was approved by the Board of County Commissioners (Board) on January 13, 2015. Inadvertently, the description of the parcel did not meet legal requirements for recording certain documents relating to real property. This current action is to correct (attach) the required legal description of the parcel, per NRS 111.312 and to effect the transfer of land.

Washoe County Strategic Objective supported by this item: Stewardship of our Community.

### PREVIOUS ACTION

On January 13, 2015, the Board of County Commissioners (Board) approved a Quitclaim Deed to transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto.

On December 9, 2014, the Board adopted a Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto.

### BACKGROUND

Washoe County had a surplus sliver parcel of property located at the intersection of Ralston Street and Codel Way and was approached by the adjacent property owner with an offer to acquire this sliver parcel for the sum of Two Hundred (\$200) dollars, to allow him to maintain this property.

The Property Program manager in conjunction with the Engineering staff began the historical research to insure there would be no negative impact to Washoe County. Staff contacted the City of Reno, the Utility Division, the Airport Authority, the Regional Transportation Commission, and the School District. All entities waived any interest in this parcel.

AGENDA ITEM # 801

The subject parcel was granted to Washoe County as part of the original subdivision map in 1926. The parcel had not been used by Washoe County and was not needed by the other local jurisdictions. (See attached parcel and vicinity maps.)

The subject parcel is 1,200 square feet and as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns the real property adjacent it.

The adjacent property owner contacted Washoe County with an offer to acquire this sliver parcel for Two Hundred (\$200.00) Dollars. Transfer of this parcel to the adjacent owner will place it back on the tax rolls and relieve the County from the maintenance obligations.

Due to the unbuildable size, staff recommended the Board approve the Quitclaim Deed as authorized under Nevada Revised Statutes 244.281 Subsection (e).

NRS 244.281 Sale or lease of certain real property: Determination that sale or lease is in best interest of county; notice; appraisal; exceptions; second offering; effect of sale or lease in violation of section.

- (e) A board of county commissioners may sell or lease any real property owned by the county without complying with the provisions of NRS 244.282 or 244.283 to:
  - (1) A person who owns real property located adjacent to the real property to be sold or leased if the board has determined by resolution that the sale will be in the best interest of the county and the real property is a:
    - (I) Remnant that was separated from its original parcel due to the construction of a street, alley, avenue or other thoroughfare, or portion thereof, flood control facility or other public facility;
    - (II) Parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale or lease;

On December 9, 2014, the Board adopted the Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12, and on January 13, 2015, the Board approved the Quitclaim Deed.

### **FISCAL IMPACT**

There is no fiscal impact associated with approval of the Correction Quitclaim Deed.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve a Correction Quitclaim Deed to correct the legal description on Quitclaim Deed Document #4430553, recorded on January 29, 2015 (APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way) and all other matters properly related thereto.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Correction Quitclaim Deed to correct the legal description on Quitclaim Deed Document #4430553, recorded on January 29, 2015 (APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way) and all other matters properly related thereto."

# (#199) AMENDED UNIVERSITY TERRACE ADDITION

## PORTION OF THE SW 1/4 OF SECTION 2, T19N - R19E

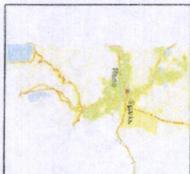
Assessor's Map Number  
**007-11**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Justine G. Wilson, Assessor

1001 East Humboldt  
Reno, NV 89502  
Phone: (775) 326-2231

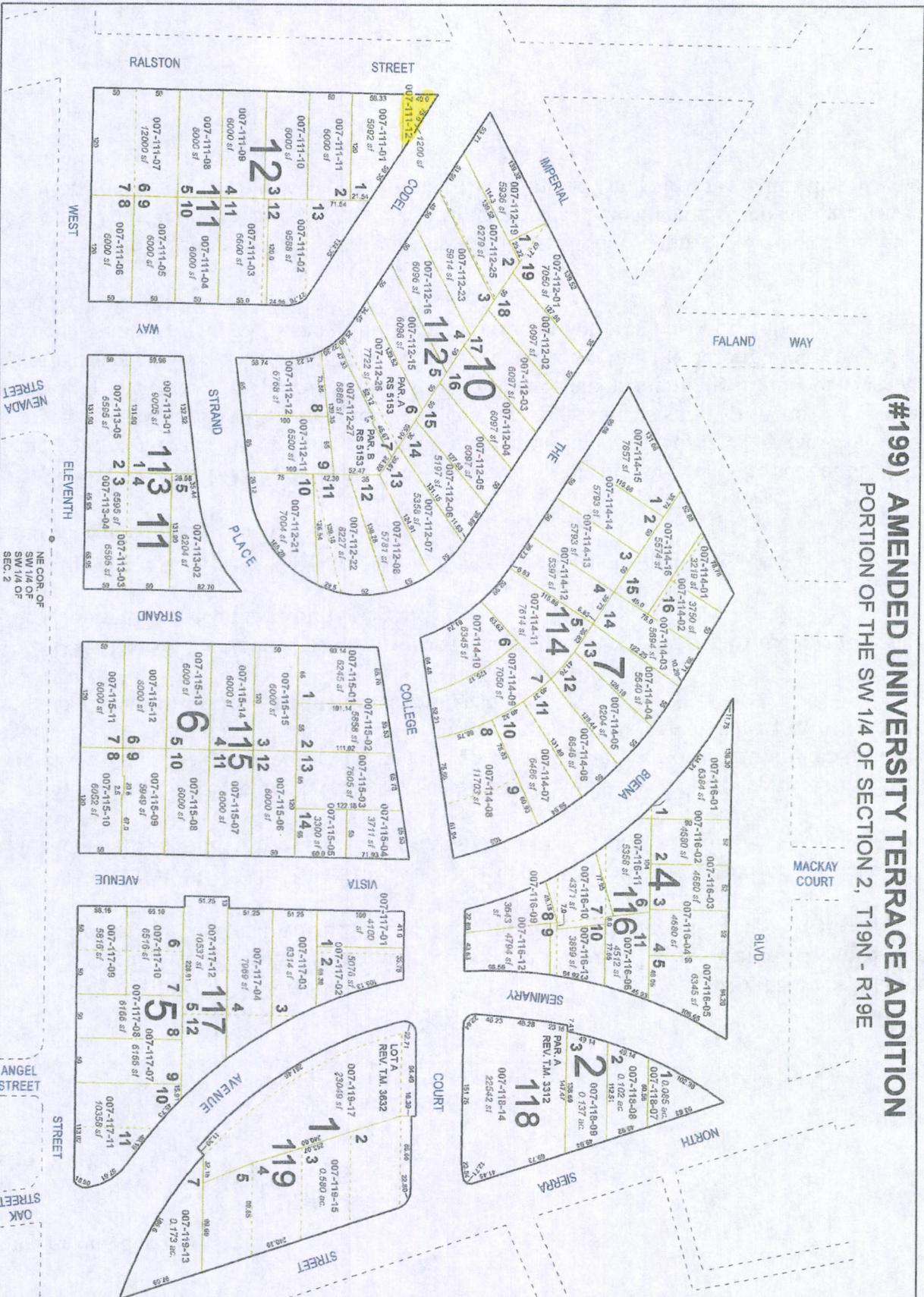


0 25 50 75 100  
Feet  
1 inch = 100 feet



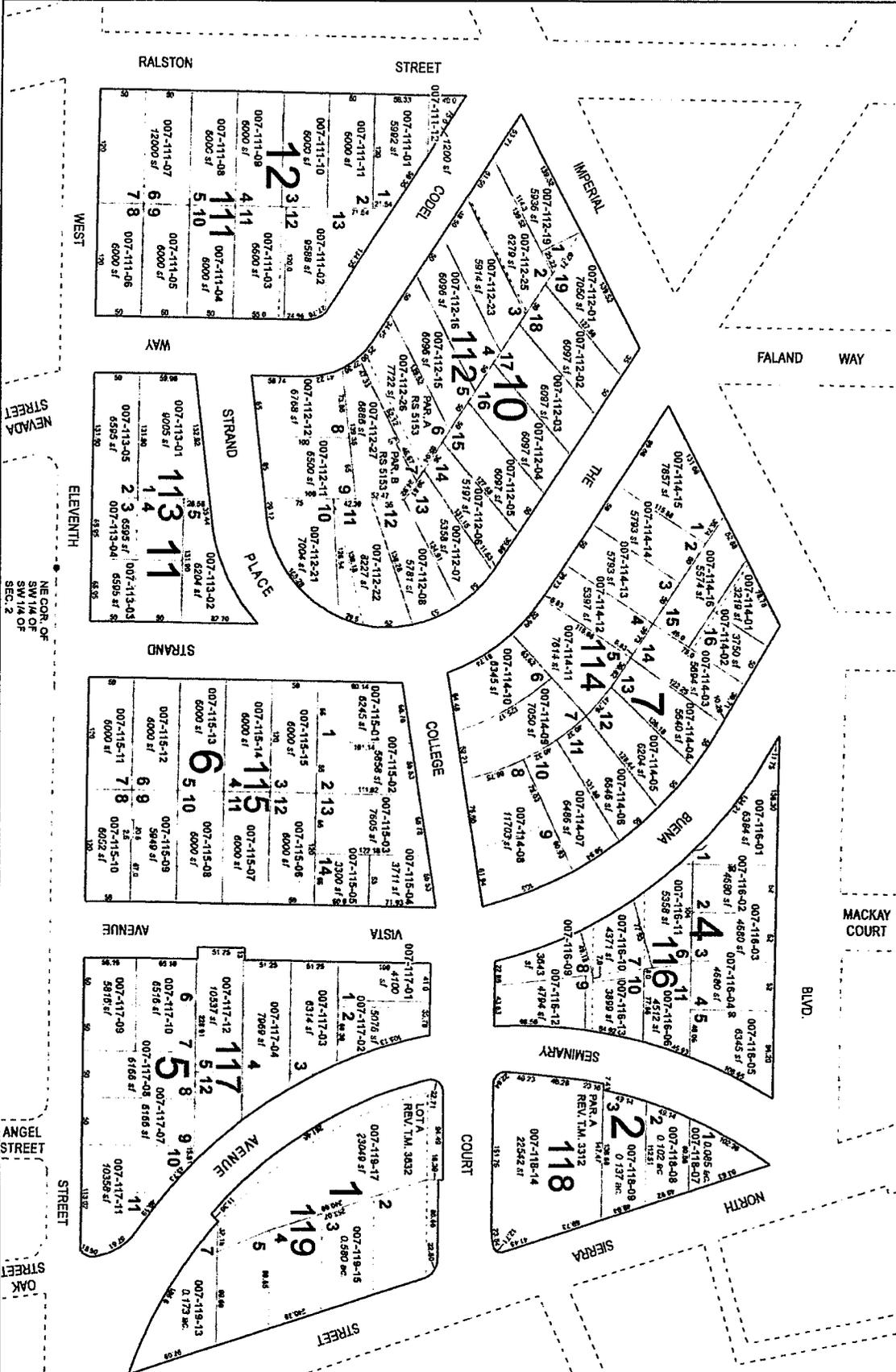
prepared by: **TWTF 8/28/2012**  
last updated: \_\_\_\_\_  
area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Assessor's Office for the purpose of assessing the University Terrace Addition. It does not represent an warranty of the information. No liability is assumed by the Assessor's Office for any errors or omissions of the information shown hereon.



# (#199) AMENDED UNIVERSITY TERRACE ADDITION

## PORTION OF THE SW 1/4 OF SECTION 2, T19N - R19E

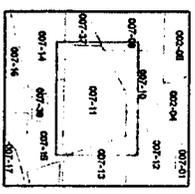
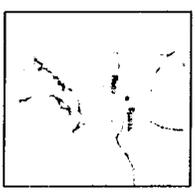


Assessor's Map Number  
**007-11**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
JUSTICE G. WILSON, ASSESSOR



1 inch = 100 feet



created by: **TWY 8/28/2012**  
last updated: \_\_\_\_\_  
and previously shown on maps:

NOTE: This map was prepared by the Assessor's Office for the purpose of providing a visual representation of the Assessor's records. It does not constitute a warranty of accuracy or a guarantee of the value of the property. The Assessor's Office is not responsible for any errors or omissions on this map. The Assessor's Office is not a surveying firm and does not provide surveying services.

APN: 007-111-12

When recorded return to:  
Washoe County CSD  
1001 E. 9<sup>th</sup> Street A 255  
Reno, NV 89512

**CORRECTION**  
**QUITCLAIM DEED**

THIS INDENTURE is made this \_\_\_\_ day of \_\_\_\_\_, 2016, between Washoe County, a political sub-division of the State of Nevada (“Grantor”), and James R. Brown and Joyce E. Brown, husband and wife as joint tenants with right of survivorship, as (“Grantee”).

**WITNESSETH:** The Board of Washoe County Commissioners did on December 9, 2014, adopt a Resolution of Intent to Transfer this sliver parcel; and

**WHEREAS,** subject to Nevada Revised Statutes, 244.281 (e ), upon approval, the Board of County Commissioners may transfer and assign all rights and responsibilities to an adjacent property owner when the subject parcel is declared as a sliver parcel which by its current configuration and size is too small to develop on; and

**WHEREAS,** the Subject parcel has been designated as a Sliver parcel and is not needed by the County of Washoe for its purposes; and

**WHEREAS,** Grantee has complied with all the terms and conditions of the purchase and the subject real property is hereby sold to Grantee.

**NOW, THEREFORE,** Grantor, in consideration of the premises and the sum of \$200.00 in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents remise, release and forever Quitclaim unto Grantee, and to Grantee’s survivor, heirs and assigns forever, all of the certain lot, piece or parcel of land situated and being in the County of Washoe, State of Nevada, and described in attached Exhibit A and correcting the description identified in Document Number 4430553 to show full legal description not previously described in attached Exhibit B.

Subject to existing rights of way and easements of Washoe County, Nevada, or the State of Nevada. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Excluding any and all water rights that may be appurtenant to the property.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand the day and year first above written.

By: \_\_\_\_\_  
Chair  
Washoe County Commission

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the Chairman of the Board of County Commissioners of Washoe County, who acknowledged to me that s/he executed the foregoing document on behalf of said political subdivision of the State of Nevada.

APN 007-111-12

**EXHIBIT A**  
Legal Description

All that certain lot, piece or parcel of land situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Beginning at a point on the east line of Ralston Street, 65 feet northerly from the southwest corner of Lot 1 in Block 12 of "University Terrace Addition, Reno, Nevada" according to the official amended plat thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 30, 1926; thence easterly and parallel with the south line of said Lot 1, to its intersection with the southerly and westerly line of Codel Way; thence northwesterly along said Codel Way to its intersection with the easterly line of Ralston Street; thence southerly, along the easterly line of Ralston Street 33.35 feet to the point of beginning; said premises being a portion of Lot 1 in Block 12 of "University Terrace Addition" according to the official map as mentioned above:

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainder and remainders, rents, issues and profits thereof.

The above description previously identified in Grant, Bargain, Sell Deed, recorded on March 31, 1930 as Filing Number 50707, Official Records, Washoe County.

Prepared By:  
Washoe County, Community Services Department  
1001 East Ninth St.  
Reno, NV 89512

Exhibit B

**DOC # 4430553**

01/29/2015 11:25:17 AM

Requested By  
WASHOE COUNTY COMMUNITY SERVICES  
Washoe County Recorder  
Lawrence R. Burtness - Recorder  
Fee: \$0.00 RPTT: \$2.05  
Page 1 of 2

APN: 007-111-12

When recorded return to:  
Washoe County CSD  
1001 E. 9<sup>th</sup> Street A 255  
Reno, NV 89512



**QUITCLAIM DEED**

THIS INDENTURE is made this 13<sup>th</sup> day of January, 2015, between Washoe County, a political sub-division of the State of Nevada ("Grantor"), and James R. Brown and Joyce E. Brown, husband and wife as joint tenants with right of survivorship, as ("Grantee").

**WITNESSETH:** The Board of Washoe County Commissioners did on December 9, 2014, adopt a Resolution of Intent to Transfer this sliver parcel; and

**WHEREAS,** subject to Nevada Revised Statutes, 244.281 (e ), upon approval, the Board of County Commissioners may transfer and assign all rights and responsibilities to an adjacent property owner when the subject parcel is declared as a sliver parcel which by its current configuration and size is too small to develop on; and

**WHEREAS,** the Subject parcel has been designated as a Sliver parcel and is not needed by the County of Washoe for its purposes; and

**WHEREAS,** Grantee has complied with all the terms and conditions of the purchase and the subject real property is hereby sold to Grantee.

**NOW, THEREFORE,** Grantor, in consideration of the premises and the sum of \$200.00 in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents remise, release and forever Quitclaim unto Grantee, and to Grantee's survivor, heirs and assigns forever, all of the certain lot, piece or parcel of land situated and being in the County of Washoe, State of Nevada, and described as follows to wit:

ASSESSOR'S PARCEL NUMBER: 007-111-12

Subject to existing rights of way and easements of Washoe County, Nevada, or the State of Nevada. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Excluding any and all water rights that may be appurtenant to the property.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand the day and year first above written.

By: Marsha Berkbigler  
Chairman MARSHA BERKBIGLER  
Washoe County Commission

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

On this 13<sup>th</sup> day of January, 2015, personally appeared before me, a Notary Public, Marsha Berkbigler, Grantor herein, known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the same as an individual on behalf of the County of Washoe as authorized by the Board of County Commissioners.

Nancy L. Parent  
Notary Public

